

September 6, 2007

Brad Bohrer, Senior Counsel
First American Real Estate Solutions
4 First American Way
Santa Ana, California 92707

*Re: Formal Complaint 07-FC-243; Alleged Violation of the Access to Public Records
Act by the Hendricks County Recorder*

Dear Mr. Bohrer:

This is in response to your formal complaint alleging the Hendricks County Recorder ("Recorder") violated the Access to Public Records Act ("APRA") (Ind. Code §5-14-3) by denying your request for digital images corresponding to daily recordings for Hendricks County. It is my opinion the Hendricks County Recorder has a duty to provide the requested records to First American as a bulk form user.

BACKGROUND

You allege that on April 13, 2007 First American requested via telephone an electronic copy of the digital images corresponding to daily recordings for Hendricks County beginning on that date and going forward. The Recorder, Paul Hardin, acknowledged during that conversation the images could be delivered on CD but verbally denied the request. First American renewed the request in writing on July 6 pursuant to I.C. §36-2-7-10.1(i), regarding bulk form copies. On July 19 First American received a written response from Mr. Hardin dated July 9, noting the statutory prohibition against resale of the requested images and requesting from you an affirmation in "legal form" that the primary purpose of your request was not to resell the images.

You sent the requested letter to Mr. Hardin on July 30. You filed your complaint on August 10 after hearing nothing further from Mr. Hardin.

The Recorder did not respond to your complaint through my office as I invited him to do but did send you a response dated August 15. In that response, Mr. Hardin indicated he was denying your request because he has been assured copies of recorded documents have been retrieved from the internet via your company's website and because you indicated in your letter

to the Recorders Association that another subsidiary of the First American Corporation does provide copies of public documents.

ANALYSIS

The public policy of the APRA states that "(p)roviding persons with information is an essential function of a representative government and an integral part of the routine duties of public officials and employees, whose duty it is to provide the information." I.C. §5-14-3-1. The Recorder is clearly a public agency for the purposes of the APRA. I.C. §5-14-3-2. Accordingly, any person has the right to inspect and copy the public records of the Recorder during regular business hours unless the public records are excepted from disclosure as confidential or otherwise nondisclosable under the APRA. I.C. §5-14-3-3(a).

"Public record" means any writing, paper, report, study, map, photograph, book, card, tape recording, or other material that is created, received, maintained, or filed by or with a public agency and which is generated on paper, paper substitutes, photographic media, chemically based media, magnetic or machine readable media, electronically stored data, or any other material, regardless of form or characteristics. I.C. §5-14-3-2(m).

At issue here is First American's ability to obtain records under the bulk form copies section of the Indiana Code (I.C. §36-2-7-10.1), pertinent provisions of which follow:

(a) As used in this section, "bulk form" means:

- (1) a copy of all recorded documents received by the county recorder for recording in a calendar day, week, month, or year;
- (2) the indices for finding, retrieving, and viewing all recorded documents received by the county recorder for recording in a calendar day, week, month, or year; or
- (3) both subdivisions (1) and (2).

(b) As used in this section, "bulk user" means an individual, a corporation, a partnership, a limited liability company, or an unincorporated association that purchases bulk form copies. However, "bulk user" does not include an individual, a corporation, a partnership, a limited liability company, or an unincorporated association whose primary purpose is to resell public records.

(g) Except as provided by subsection (h), the county recorder shall charge bulk users the following for bulk form copies:

- (1) Seven cents (\$0.07) per page for a recorded document, including the index of the instrument number or book and page, or both, for retrieving the recorded document.
- (2) Seven cents (\$0.07) per recorded document for a copy of the other indices used by the county recorder for finding, retrieving, and viewing a recorded document.

(i) The county recorder shall provide bulk users with bulk form copies in the format or medium in which the county recorder maintains the recorded documents and indices. If the county recorder maintains the recorded documents and indices in more than one (1) format or medium, the bulk user may select the format or medium in which the bulk user shall receive the bulk form copies. If the county recorder maintains the recorded documents and indices for finding, retrieving, and viewing the recorded documents in an electronic or a digitized format, a reasonable effort shall be made to provide the bulk user with bulk form copies in a standard, generally acceptable, readable format. Upon request of the bulk user, the county recorder shall provide the bulk form copies to the bulk user within a reasonable time after the recorder's archival process is completed and bulk form copies become available in the office of the county recorder.

(j) Bulk form copies under this section may be used:

- (1) in the ordinary course of the business of the bulk user; and
- (2) by customers of the bulk user.

(k) The bulk user may charge its customers a fee for using the bulk form copies obtained by the bulk user. However, bulk form copies obtained by a bulk user under this section may not be resold. I.C. §36-2-7-10.1

You have requested the documents as a bulk user. You have indicated you do not intend to resell the public records. You have provided to me and to the Indiana Recorders Association a letter verifying First American's intended use of the bulk form copies, and in such statement you have indicated again that First American will not resell the bulk form copies. You do provide some clarification to the recorders in a letter to the president of the Recorders Association dated July 30. There you indicate that although another subsidiary of your parent company provides copies of recorded images, the images First American acquires through this request will not be made available for resale. The statute does not indicate a bulk user cannot use the records for commercial purposes. To the contrary, it allows the bulk user to use the records in the ordinary course of business and allows the customers of a bulk user to use the copies. I.C. §36-2-7-10.1(k).

While I understand that the Recorder and many other recorders around the state have expressed their concern that if this type of request is granted they could see a decrease in their perpetuation fund (the fund to which fees collected for the sale of copies is deposited and through which the offices are funded), I find no statute allowing a recorder to deny a requester status as a bulk user based on this issue. A bulk user may not resell the records, but a bulk user may charge its customers a fee for using the bulk form copies, and nothing prohibits a bulk user from selling the information or data contained therein.

CONCLUSION

For the foregoing reasons, it is my opinion the Hendricks County Recorder has a duty to provide the requested records to First American as a bulk form user.

Best regards,

A handwritten signature in cursive script that reads "Heather Willis Neal".

Heather Willis Neal
Public Access Counselor

cc: Paul Hardin, Hendricks County Recorder